



Staff Summary Report

City Council Meeting Date: 11/13/03

Agenda Item Number: 17

SUBJECT: This is the first public hearing for Crossroads of Tempe for an Amended General Plan of Development and a Final Plan of Development for Lots 2 and 3 located at 325 West Elliot Road.

DOCUMENT NAME: 20031112d2k02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: This is the first public hearing for **CROSSROADS OF TEMPE** (David J. Glimcher, property owner) #SGF-2003.83 for an Amended General Plan of Development consisting of 142,363 s.f. retail/office/restaurant, all on 15.3 net acres (Lots 1, 2, 3, and 4) and a Final Plan of Development for Lots 2 and 3 consisting of 25,982 s.f. of retail/office/restaurant space on 3.85 net acres, located at 325 West Elliot Road.

PREPARED BY: DeeDee (D²) Kimbrell, Planner II (480-350-8438)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Approval, subject to conditions

ADDITIONAL INFO: On July 10, 2003, City Council approved an Amended General Plan of Development and a Final Plan of Development for Lots 2 and 3 for Crossroads of Tempe consisting of 24,382 s.f. of retail and restaurant space including a use permit for outdoor dining.

Now the applicant is requesting to Amend the General Plan and Final Plan of Development for Lots 2 and 3 consisting of 25,982 s.f. of retail, office and restaurant space. The applicant wishes to add a drive through lane including a shade canopy for a bank Automated Teller Machine (ATM) on the east side of the building of Lot 3. This proposal appears to be consistent with previously recorded development plans. On September 16, 2003, the Applicant held a meeting with Alisano's Community Association, Board of Directors to discuss the modifications for the bank on Lot 3. The Board had no objections to the modifications proposed. Staff supports this request subject to conditions. On October 28, 2003, Planning Commission approved this request by a 7-0 vote on their consent agenda. To date, no public input has been received.

- ATTACHMENTS:**
- 1. List of Attachments
 - 2. Comments / Reasons for Approval
 - 3-4. Conditions of Approval
 - 5. History & Facts / Description

- A. Location Map
- B. Plan of Development
- C. Elevations
- D. Floor Plan
- E. Landscape Plan
- F. Letter of Explanation/Intent
- G. Alisano's Community Association Meeting Minutes (9/16/03)
- H. Previously Approved Plan (7/10/03)
- I. Previously Recorded Plan

COMMENTS: On November 18, 1999, City Council approved an Amended General Plan of Development for a total of 152,481 s.f. , a Final Plan of Development for a 94,781 s.f. office complex (Lot 1) and a Final Subdivision Plat for 4 lots on 15.3 net acres.

The 15-acre vacant site is located at the southeast corner of Elliot and Kyrene Roads, next to the existing Alisano's residential subdivision. The proposed plan is similar to the General Plan of Development approved in 1999, with the exception of building footprints and site layout for Lots 2 and 3.

On July 10, 2003, City Council approved an Amended General Plan of Development and a Final Plan of Development for Lots 2 and 3 for Crossroads of Tempe consisting of 24,382 s.f. of retail and restaurant space including a use permit for outdoor dining.

Now the applicant is requesting to Amend the General Plan and Final Plan for Lots 2 and 3 to add a drive through lane including a shade canopy for a bank Automated Teller Machine (ATM) on the east side of the building of Lot 3. The development consists of two (2) single story retail, office and restaurant buildings, one of 13,402 s.f. and one of 12,580 s.f. on 3.8 net acres. This proposal appears to be consistent with previously recorded development plans.

Parking

The required number of parking spaces for Lot 2 is 136 and the parking provided is 121 spaces. Since Lot 3 is adjacent to the east of Lot 2 and exceeds the number of parking spaces required by 49, Lot 3 will share (through a parking affidavit) 15 parking spaces to Lot 2. A parking variance for Lot 2 is not necessary since the two lots are contiguous.

Public Input

On September 16, 2003, the applicant held a meeting with Alisano's Community Association, Board of Directors to discuss the modifications for the bank on Lot 3. The Board had no objections to the modifications proposed.

Conclusion

The proposed plan appears to meet zoning ordinance requirements for parking, landscaping, building setbacks and building height. Even with the changes to the building footprints and site layout on Lots 2 and 3, this proposal appears to contain the same concept with the previously recorded development plans. Staff supports this request subject to conditions.

REASON(S) FOR

- APPROVAL:** 1. The proposed Amended General Plan of Development and a Final Plan of Development for Lots 2 and 3 for Crossroads of Tempe appear to function efficiently and should not create any detrimental effects to the adjacent properties/neighbors.

**CONDITION(S)
OF APPROVAL:**

1.
 - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
 - a. All street dedications shall be made within six (6) months of Council approval.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Director and City Attorney.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.
5. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
6. Any intensification or expansion of the use shall require the applicant to return to the City Council for further review.
7. This proposal shall be approved by the Design Review Board prior to City Council approval.

8. The Amended General Plan of Development and the Final Plan of Development for Lots 2 & 3 of Crossroads of Tempe must be modified to reflect adequate parking on Lots 2 & 3 or a parking covenant agreement between Lots 2 & 3 shall be filed with the Development Services Department. Details of the parking covenant to be resolved with Building Safety staff prior to recordation.
9. The Amended General Plan of Development and the Final Plan of Development for Lots 2 & 3 of Crossroads of Tempe shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
10. The Amended General Plan of Development and the Final Plan of Development for Lots 2 & 3 of Crossroads of Tempe shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before December 4, 2004**. Failure to record the plan within one year of Council approval shall make the plan null and void.
11. There shall be no outdoor music or speakers on the site.
12. Any outdoor dining area shall be screened on its southern boundary by a solid wall not to exceed eight feet in height. For the suite on the far west side of the building located on Lot #2, this screening wall shall extend to the southwestern corner of the patio, or approximately 19 feet.
13. For the suite on the far west side of Lot #2, access to any outdoor patio area shall be restricted so that it is through the restaurant only, except for any exits required by applicable building codes.
14. All deliveries shall be made Monday through Saturday between the hours of 8:00 a.m. and 5:00 p.m. and all trash removal from the site shall conform to City of Tempe trash removal schedule.

HISTORY & FACTS:July 11, 1974

This parcel was annexed into the City as AG, Agricultural District.

March 19, 1992

General Plan 2000 was amended to change this parcel from industrial to commercial.

December 8, 1998

The Planning Commission, as part of their consent agenda (7-0 vote) approved the zoning change from AG to PCC-1 and a General Plan of Development for the garden office project, subject to conditions.

January 28, 1999

Council approved the General Plan of Development for Elliot and Kyrene Business Park (currently called the Crossroads).

February 3, 1999

The Design Review Board approved building elevations, site plan, landscape plan and building materials for Office A and Office B of Elliot and Kyrene Business Park (Lot 1 of the current Crossroads Development).

February 4, 1999

Council approved a Preliminary Subdivision Plat for 4 lots for Elliot and Kyrene Business Park (currently called the Crossroads).

November 18, 1999

City Council approved an Amended General Plan of Development for a total of 152,481 s.f., a Final Plan of Development for a 94,781 s.f. office complex (Lot 1) and a Final Subdivision Plat for 4 lots on 15.3 net acres.

July 10, 2003

City Council approved an Amended General Plan of Development consisting of 140,763 s.f. retail/office/restaurant, all on 15.3 net acres (Lots 1, 2, 3, and 4) and a Final Plan of Development for Lots 2 and 3 consisting of 24,382 s.f. of retail/restaurant space.

September 16, 2003

The Applicant held a meeting with Alisano's Community Association, Board of Directors to discuss the modifications for the bank on Lot 3. The Board had no objections to the modifications proposed.

October 28, 2003

Planning Commission approved the request by Crossroads of Tempe for an Amended General Plan of Development consisting of 142,363 s.f. retail/office/restaurant, all on 15.3 net acres (Lots 1, 2, 3, and 4) and a Final Plan of Development for Lots 2 and 3 consisting of 25,982 s.f. of retail/office/restaurant space on 3.85 net acres. (7-0 vote, consent agenda)

DESCRIPTION: Owner – Glimcher Ventures Southwest, Nick J. Glimcher

Applicant – Archicon L.C., Martin Umberger

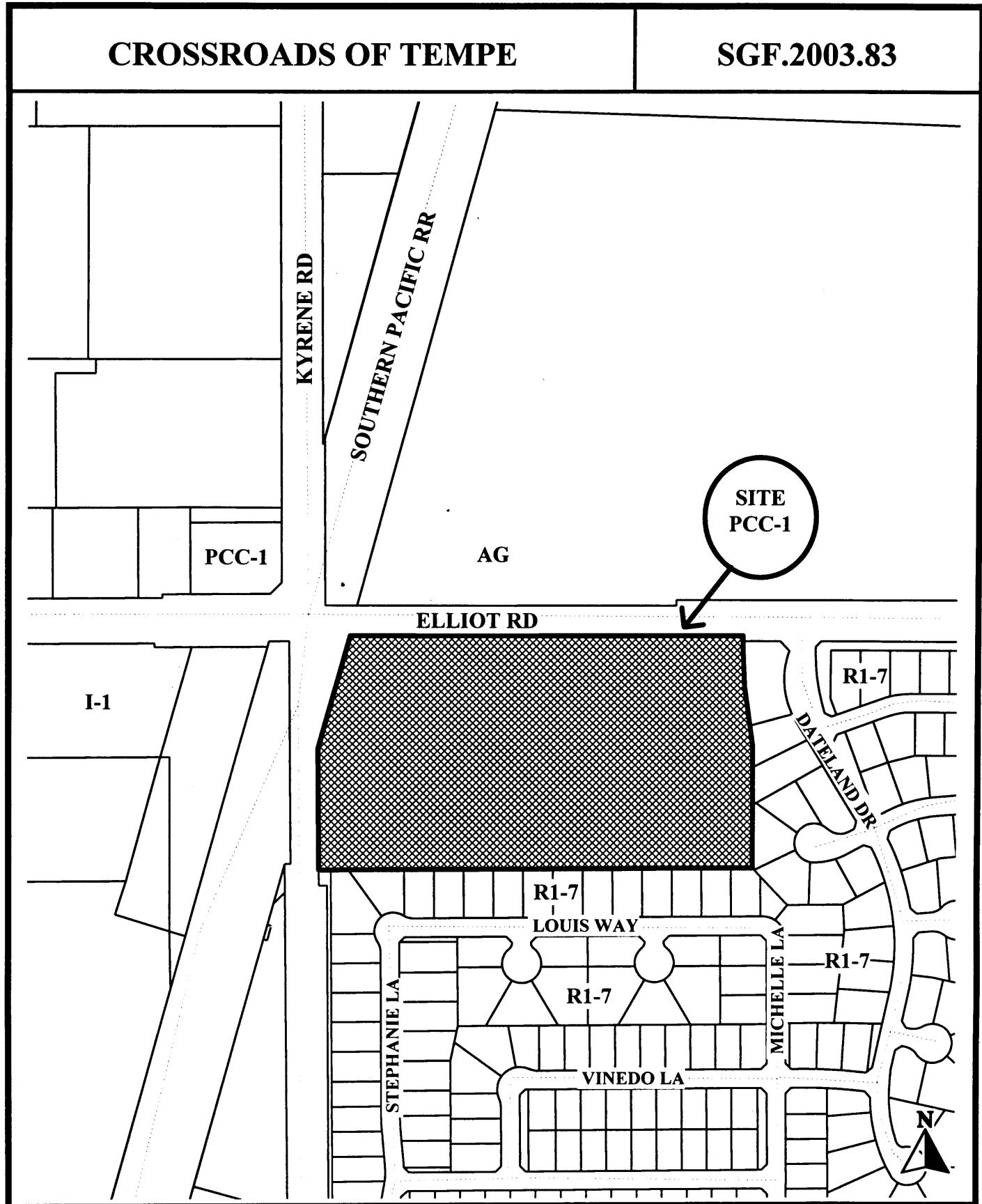
Architect - Archicon L.C., Vincent Dalke

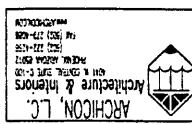
Existing zoning – PCC-1

Total site area – 15.3 net acres

Total building area – 142,363 s.f.

	<u>Lot 1</u>	<u>Lot 2</u>	<u>Lot 3</u>	<u>Lot 4</u>
Site Area –	9.30 acres	1.83 acres	2.07 acres	2.09 acres
Building Area –	94,781 s.f.	13,402 s.f.	12,580 s.f.	21,600 s.f.
Lot coverage –	23.39%	16.72%	14.37%	23.63%
Landscape coverage –	20%	34%	27%	24%
Building height –	25'6"	28'	28'	25'6"
Parking required –	380 spaces	136 spaces	70 spaces	86 spaces
Total Parking provided –	460 spaces	121 spaces	119 spaces	86 spaces
Bicycle parking required –	38 spaces	10 spaces	8 spaces	9 spaces
Bicycle parking provided –	42 spaces	10 spaces	8 spaces	10 spaces

CROSSROADS OF TEMPE
SGF.2003.83

Location

CROSSROADS OF TEMPE

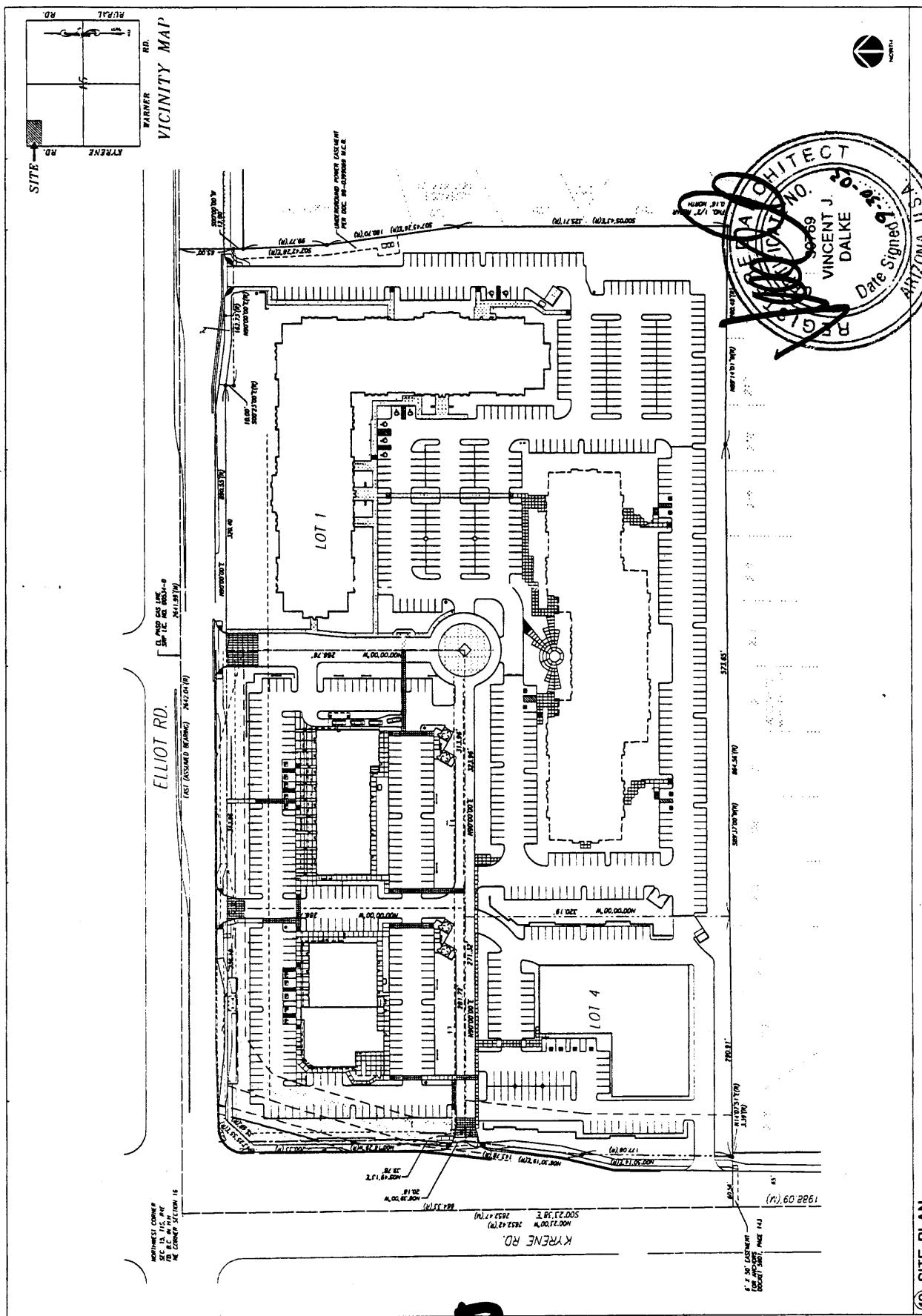
325 & 315 W. ELLIOT ROAD
TEMPE, ARIZONA 85282

DRS 03107	SPR 03116
GENERAL CONTRACTOR	GENERAL CONTRACTOR

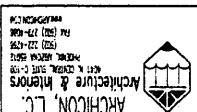
A.O.O.



(19) SITE PLAN



SFP 8-11-2003



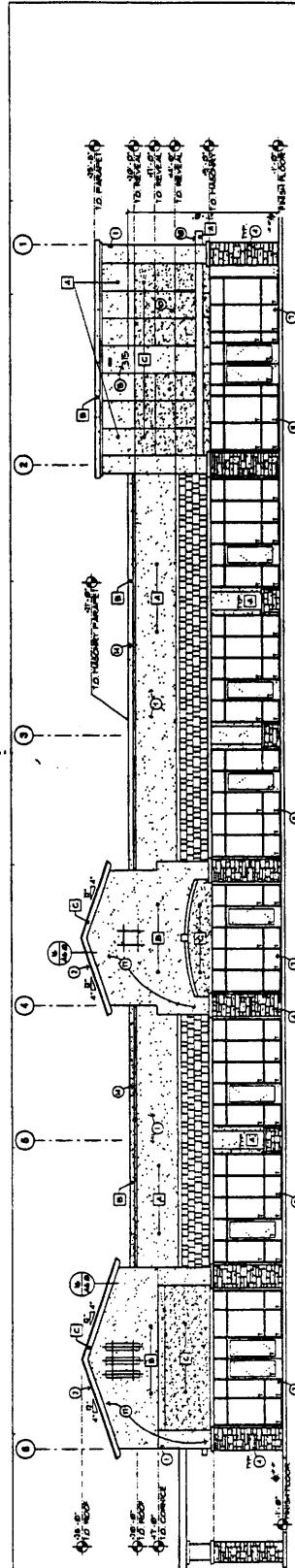
CROSSROADS OF TEMPE
TEMPE, ARIZONA 85620
325 & 315 W. ELLIOTT ROAD

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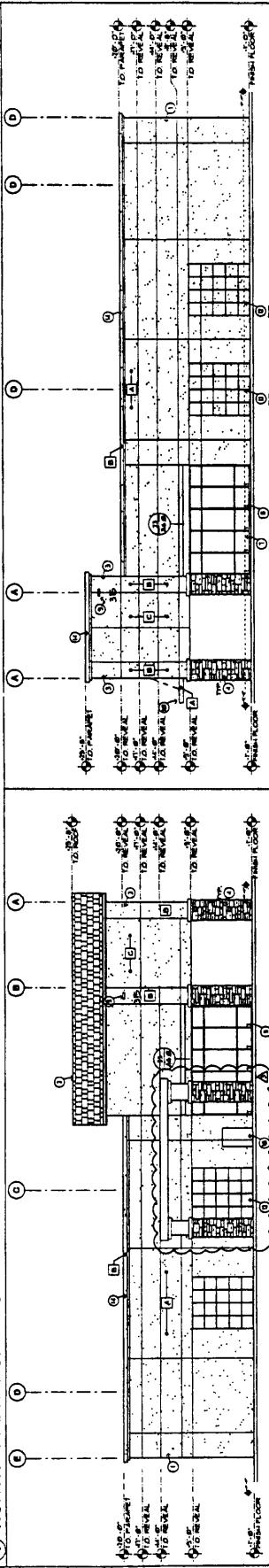
DRS 03107

SPR 03118
P.M. DRAWS
DRAFTED BY
V. DALKO
CHECKED BY
C. V. DALKO
APPROVED BY
C. V. DALKO
DATE DRAWN
10/03/03
DATE CHECKED
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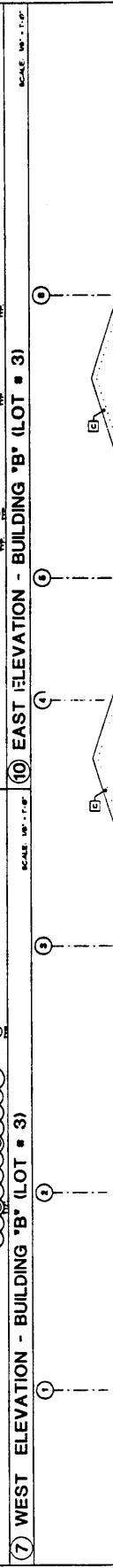
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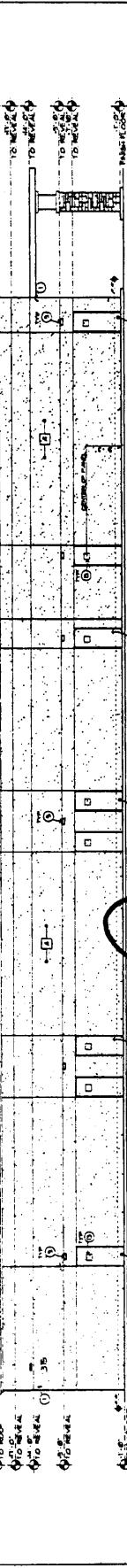
(1) NORTH ELEVATION - BUILDING "B" (LOT # 3)



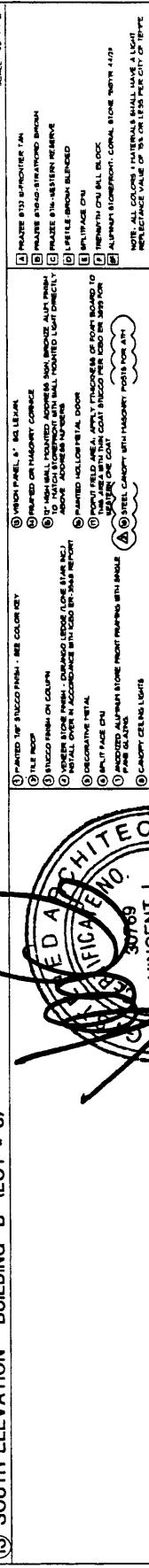
(7) WEST ELEVATION - BUILDING "B" (LOT # 3)



(13) SOUTH ELEVATION - BUILDING "B" (LOT # 3)



(10) EAST ELEVATION - BUILDING "B" (LOT # 3)



(23) KEY NOTES

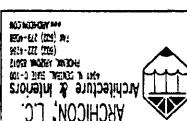


ED A. DALKO,
ARCHITECT
30769
VINCENT J.
DALKO
Date Signed:

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2003.09.03

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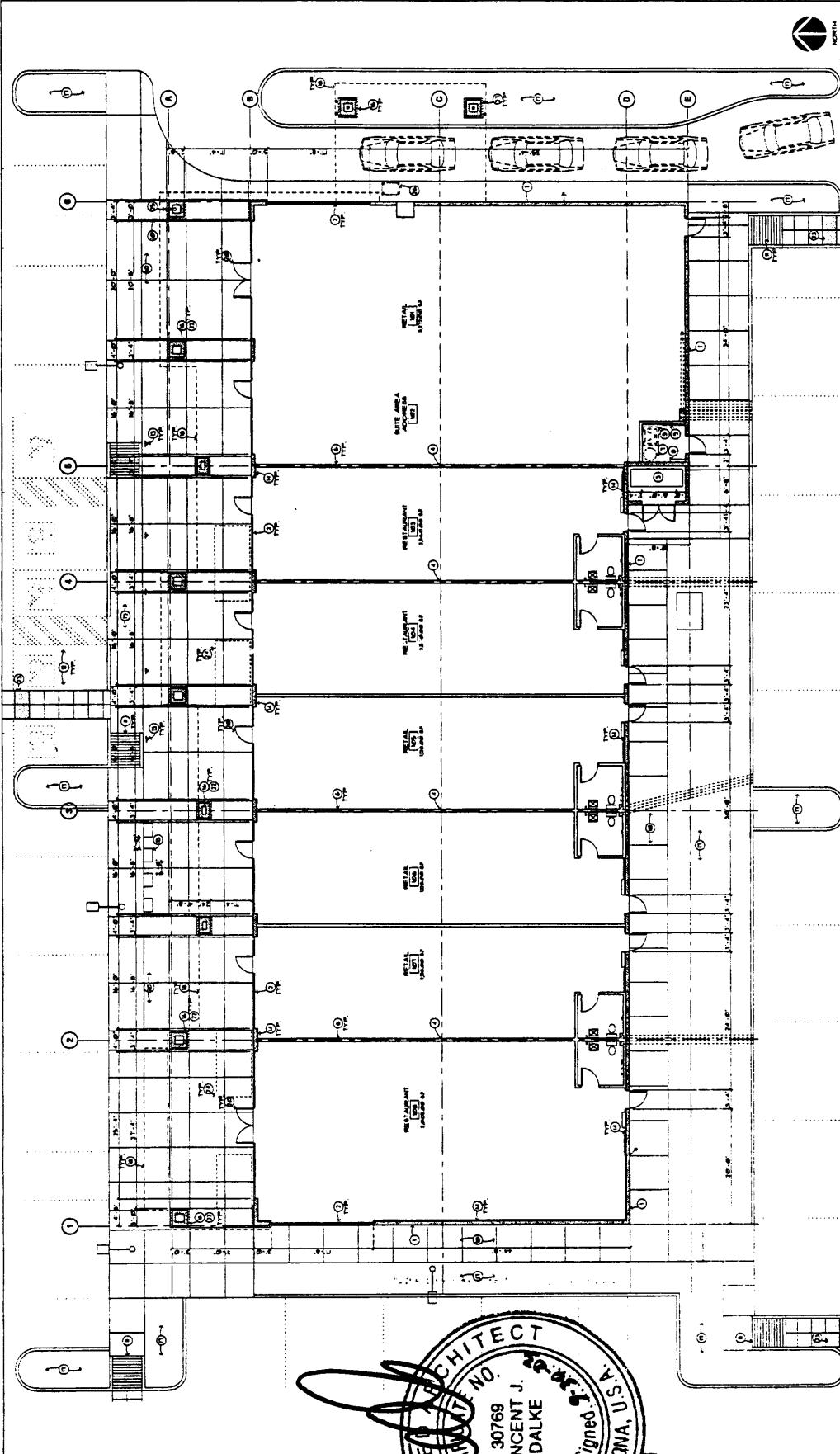
CROSSROADS OF TEMPE

TEMPE, ARIZONA 85282

325 & 315 W. ELLIOT ROAD

GTSW

DBR 03107
SPR 03116
GTSW



3)

GENERAL NOTES	
OPERATIONS AS SHOWN IN THE DRAWINGS ARE TO THE PLACE SHOWN TO BUILD AND TO EXTEND PLATE OF OWNERSHIP TO THE EXTERIOR FACE OF OWNERSHIP (TWO).	
1. REINFORCED UNPLATED TIE-IN, ONE DOOR SHALL BE PROVIDED AT THE PLATE LINE TO WHICH ADJACENT	1. NEW DOOR SCHEDULE FOR ALL ROOM PLATES. STP.
2. ALL EXPOSED UNPLATED TIE-IN, ONE DOOR SHALL BE PROVIDED AT THE PLATE LINE TO WHICH ADJACENT	2. ALUMINUM STOREFRONT
3. CONCRETE SURFACE, EXPOSED OR NOT, SHALL BE COATED WITH A WATER PROOFING COAT	3. S.W. CHL. - REFER TO EXTERIOR ELEVATION
4. EXTERIOR SURFACE, EXPOSED OR NOT, SHALL BE COATED WITH A WATER PROOFING COAT	4. EXTERIOR SURFACE, COAT AS PER GROUTER
5. ALL INTERIOR SURFACES AND SERVICE COUNTERS SHALL BE PAINTED IN THE COLOR OF THE EXTERIOR. COLOR PAINT AS PER GROUTER	5. ALL EXTERIOR SURFACES AND SERVICE COUNTERS SHALL BE PAINTED IN THE COLOR OF THE EXTERIOR. COLOR PAINT AS PER GROUTER
6. ALL DOORS SHOULD BE SECTIONAL OPERABLE DOORS	6. SECTIONAL OPERABLE DOORS WITH SWING OPENING WITH 3'
7. DOORS SHALL HAVE A MINIMUM SWING WITH 3' WITH THE	7. DOORS SHALL HAVE A MINIMUM SWING WITH 3' WITH THE
8. DOOR CATCHES SHALL BE PLACED ON THE INSIDE OF THE DOOR	8. DOOR CATCHES SHALL BE PLACED ON THE INSIDE OF THE DOOR
9. ALL WALLS ADJOINING NEIGHBOURS TO RECEIVE KG. BATT.	9. ALL WALLS ADJOINING NEIGHBOURS TO RECEIVE KG. BATT.
10. ALL INTERIOR WALLS & CEILINGS TO RECEIVE KG. BATT.	10. ALL INTERIOR WALLS & CEILINGS TO RECEIVE KG. BATT.

3)

KEYNOTES	
(1) EXTERIOR GRD. LVL.	(2) ALUMINUM STORMDOOR

SCALE: 1/8" = 1'-0"

(24) WALL LEGEND



(25) GENERAL NOTES



(26) EXTERIOR ELEVATION





LANDSCAPE CITY

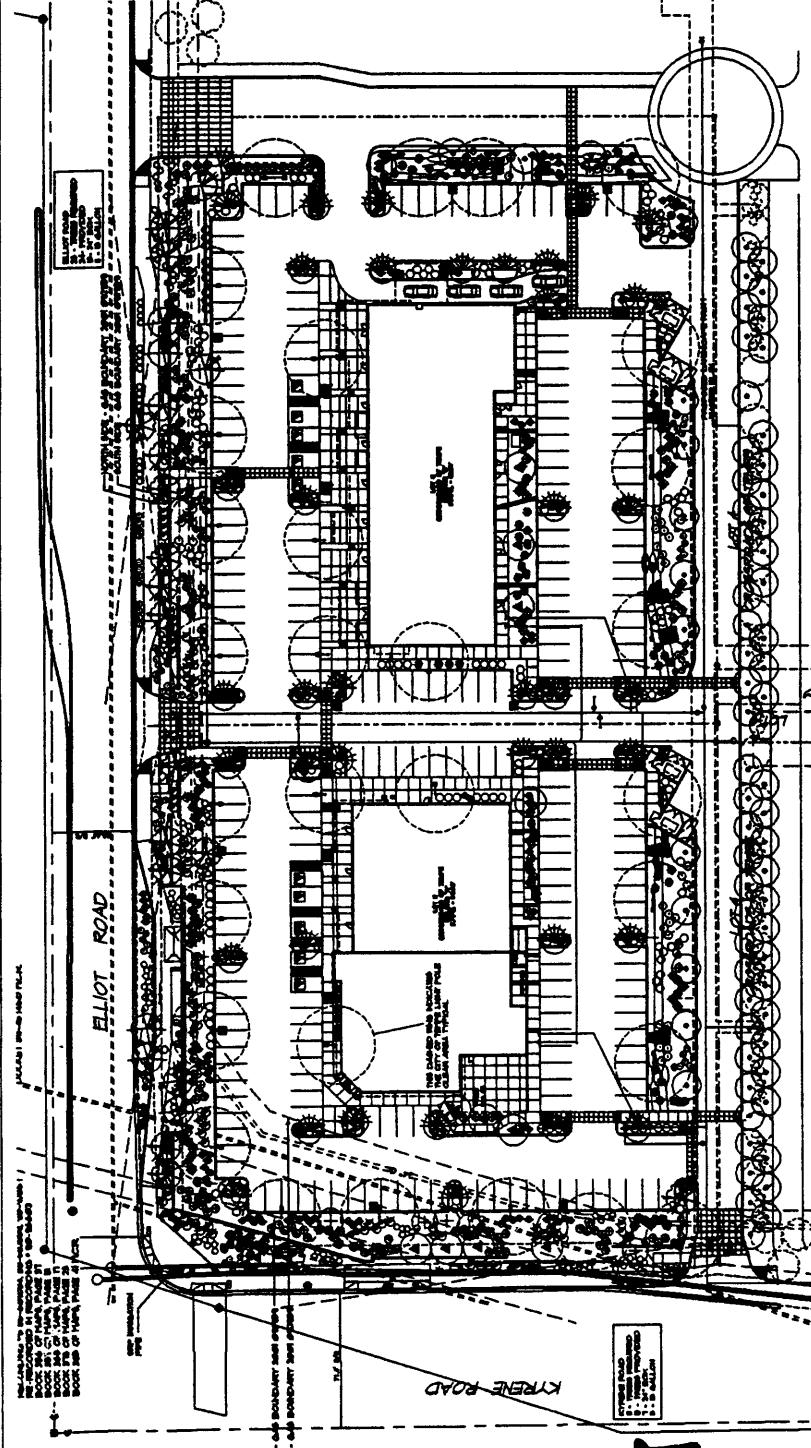


TEMPE ARIZONA

CROSSROADS OF TEMPE

325 W. ELLIOT ROAD

L.1



LANDSCAPE NOTES

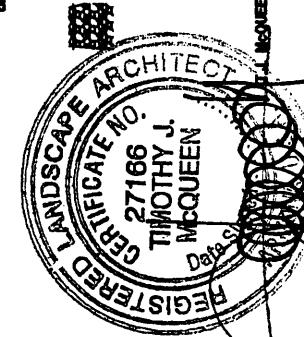
The entire site will be landscaped in accordance with these instructions.
All shrubs, trees and ground covers are to be planted now and a gallon
of water per plant every day for one month.

All plant material left in the city of Tempe during demolition, removal,
or relocation will be sent to the city approved plant disposal facility.

ALL LANDSCAPE GROWTH SHALL BE TOPDRESSED WITH A 2" DEPTH OF DESCRIBED
GRANITE.

NO PLANT MATERIALS ARE TO BE USED IN PLANTING GROWTH LEFT OVER.

NO CLOSER THAN 12 FT. APART.



9.30.03 (cont)

NAME	ADDRESS
JOHN McQUEEN	1121 East Main Street, Suite 210
McQUEEN & ASSOCIATES, INC.	Phoenix, Arizona 85012
LANDSCAPE ARCHITECTURE	PHONE (602) 955-5210
URBAN DESIGN	FAX (602) 955-5210
SITE PLANNING	E-MAIL (602) 955-5210
CONSTRUCTION DOCUMENT	WEBSITE www.mcqueen.com
IN-DEPTH PLANNING	DESIGN
LANDSCAPE DESIGN	CONSTRUCTION
URBAN DESIGN	LANDSCAPE
SITE PLANNING	ARCHITECTURE

LANDSCAPE DESIGN
CONSTRUCTION
IN-DEPTH PLANNING



ARCHICON, L.C.

Architecture & Interiors

September 8, 2003

DeeDee Kimbrell
Planning Division
City of Tempe
31 East Fifth Street
Tempe AZ 850281
(480) 350-8341 office

**RE: Letter if Explanation and Intent
Crossroad of Tempe
SPR 03118 (related DS-03018)**

Dear DeeDee:

The following Amended General Plan and Final Plan of Development for Lots 2 and 3 are modifications to the eastern portion of Lot 3 and its building to include a shade canopy and drive for a bank ATM in lieu of some parking spaces. All other conditions, the Special Use Permit for Outdoor Dining, and site data for Lots 1 and 4 remain the same.

Other updates reflect parking count and suite information that reflects the current pre-lease tenant conditions which will vest in the recorded version of the previously approved set. The goal here is to complete the documentation on the original so construction may begin. The minor modifications for the ATM will happen as CD revisions and the recorded set from this application would follow.

Please note that this proposal was heard by the Alisano HOA and was given approval. I am waiting for the formal copy of their meeting minutes and will forward you a copy. Should you have any questions their Property Manager is Nicole Nudi at 48-0820-3451, extension 209.

Please review the above items and let me know if you have any questions or concerns. If you should have any additional questions, please give me a call.

Sincerely,

Martin Umberger
Project Manager

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9/8/03

S6F.2003.83

ALISANOS COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 16, 2003

UNAPPROVED OPEN SESSION MEETING MINUTES

Upon notice duly given and received, the Alisanos Community Association Board of Directors meeting took place on Tuesday September 16, 2003. The meeting was held at Earnhardt Dealership located at 7200 Orchid Lane.

The meeting was called to order at 7:00 p.m. Board members in attendance were as follows:

Jim Kenahan

Terry Lutz

Janis Webb

Frank Schmuck

Absent for the beginning of the open session meeting was Board member Keith Cardillo. Representing Kinney Management Services was Nicole Nudi.

The first agenda item was guest speaker Mike Jensen with Valley View Landscape. Landscape updates were provided to the membership regarding the pearl scale found in some of the turf areas throughout the community. The Board agreed with Valley View Landscape on the turf recommendation and advised them to proceed accordingly. Entryway flowers were also touched on and pictures provided on previous years.

The meeting minutes for the Alisanos July and August meetings were reviewed. With no corrections noted, the minutes were accepted and approved as written.

Following was the review of the financial statement. Board Treasurer Terry Lutz gave a brief explanation on the reclassification on Fulton funds. Upon completion of the financial review, the financial statement was approved as printed.

Nicole Nudi provided an update on the current status of the gates. The cost for the vandalism to the call box was in excess of \$4000.00 and a claim placed with the associations insurance company.

Next was the update on the building plans for the south east corner of Kyrene and Elliot. The Board had no objections to the recent modifications proposed for M & I Bank.

The approval to proceed with the proposal from C.I.P. was unanimous and Nicole was advised that this would be a reserve expense. The drip irrigation

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improvements will insure the future health of the trees. Contact with both Valley View and C.I.P will be made to insure a smooth and successful completion. A motion was made and carried to overseed the common area turf. In addition, a motion was made but failed to relax and not enforce the required winter overseeding of individual front yards. Nicole is to proceed with a postcard notice to the membership on the overseeding and additional information will also be included in the October newsletter.

The motion was made and carried to sever relationship and terminate service with current website provider effective immediately. The Board will look at other options in the near future.

The board approved an additional two-month service for the continued black light service for scorpion reduction.

The Board approved to replenish the stock of gate remotes and the request for Nicole to place the order with Park Pro was made.

The Board approved the proposal for the crack filling of the streets from Central Paving. Nicole to inquire with vendor on the most suitable time for the work.

Board member Keith Cardillo was next on the agenda. A motion was made by Keith to strike clause on special meeting of the membership for a vote on Park Improvements. Motion roll call is as follows:

Terry - Yes

Jim - Yes

Keith - Yes

Janis - No

Frank - No

The motion made by Keith passed by majority vote of the Board.

The following items will be included on the October agenda per the board request;

Report on park improvement updates; gravel replacement in certain areas within Allsanos; The Hungry Tree proposal; new website providers. With no further business, the meeting adjourned at 8:40 p.m.

6,

**FINAL PLAN OF DEVELOPMENT
FOR LOT 2 AND 3
CROSS ROADS OF TEMPE**

SEC OF KYRENE & ELLIOT ROAD
TEMPE, ARIZONA

<p>ACRICOON, LC. Architects & Engineers 325 W. ELLIOT ROAD TEMPE, AZ 85281 PH: 480.894.1111 FAX: 480.894.1112</p> <p>PROJECT DATA</p> <p>Project Name: CROSSROADS OF TEMPE Client: ACRICOON, LC. Architect: ACRICOON, LC. Address: 325 W. ELLIOT ROAD, TEMPE, AZ 85281 City: TEMPE, State: AZ Zip: 85281 Phone: 480.894.1111 Fax: 480.894.1112 E-mail: info@acricoona.com Web: www.acricoona.com</p> <p>PROJECT TEAM</p> <p>CLIENT / DEVELOPER: Acricoon, L.C. 325 W. Elliot Road Tempe, AZ 85281 Phone: 480.894.1111 Fax: 480.894.1112 E-mail: info@acricoona.com Web: www.acricoona.com</p> <p>ARCHITECT: Acricoon, L.C. 325 W. Elliot Road Tempe, AZ 85281 Phone: 480.894.1111 Fax: 480.894.1112 E-mail: info@acricoona.com Web: www.acricoona.com</p> <p>GENERAL CONTRACTOR: Acricoon, L.C. 325 W. Elliot Road Tempe, AZ 85281 Phone: 480.894.1111 Fax: 480.894.1112 E-mail: info@acricoona.com Web: www.acricoona.com</p> <p>LANDSCAPE ARCHITECT: Acricoon, L.C. 325 W. Elliot Road Tempe, AZ 85281 Phone: 480.894.1111 Fax: 480.894.1112 E-mail: info@acricoona.com Web: www.acricoona.com</p> <p>STRUCTURAL ENGINEER: Acricoon, L.C. 325 W. Elliot Road Tempe, AZ 85281 Phone: 480.894.1111 Fax: 480.894.1112 E-mail: info@acricoona.com Web: www.acricoona.com</p> <p>ELECTRICAL ENGINEER: Acricoon, L.C. 325 W. Elliot Road Tempe, AZ 85281 Phone: 480.894.1111 Fax: 480.894.1112 E-mail: info@acricoona.com Web: www.acricoona.com</p> <p>Mechanical Engineer: Acricoon, L.C. 325 W. Elliot Road Tempe, AZ 85281 Phone: 480.894.1111 Fax: 480.894.1112 E-mail: info@acricoona.com Web: www.acricoona.com</p> <p>Plumbing Engineer: Acricoon, L.C. 325 W. Elliot Road Tempe, AZ 85281 Phone: 480.894.1111 Fax: 480.894.1112 E-mail: info@acricoona.com Web: www.acricoona.com</p> <p>MEETINGS: Initial Meeting: 10/10/2002 Site Visit: 10/10/2002 Design Review: 10/10/2002 Final Review: 10/10/2002 Construction Start: 10/10/2002 Completion: 10/10/2002</p> <p>PERMITTING: Permit Type: Building Permit Status: Pending Permit Issuer: City of Tempe Permit Number: 100-00000000 Permit Date: 10/10/2002</p> <p>BUDGET: Total Budget: \$1,000,000 Actual Cost: \$1,000,000 Cost Breakdown: Land: \$100,000 Construction: \$800,000 Equipment: \$100,000 Other: \$100,000</p> <p>Timeline: Phase 1: 10/10/2002 - 10/10/2002 Phase 2: 10/10/2002 - 10/10/2002 Phase 3: 10/10/2002 - 10/10/2002 Phase 4: 10/10/2002 - 10/10/2002 Phase 5: 10/10/2002 - 10/10/2002</p> <p>DOCUMENTS: Site Plan: 10/10/2002 Architectural Drawings: 10/10/2002 Structural Drawings: 10/10/2002 Electrical Drawings: 10/10/2002 Mechanical Drawings: 10/10/2002 Plumbing Drawings: 10/10/2002 Land Survey: 10/10/2002 Permit Applications: 10/10/2002 Construction Contracts: 10/10/2002 Material Submittals: 10/10/2002 Change Orders: 10/10/2002 Final Reports: 10/10/2002</p> <p>PHOTOGRAPHY: Initial Photo: 10/10/2002 Site Visit Photo: 10/10/2002 Design Review Photo: 10/10/2002 Final Photo: 10/10/2002</p> <p>APPENDIX: Appendix A: Project Scope Appendix B: Project Timeline Appendix C: Project Budget Appendix D: Project Documents Appendix E: Project Photography</p>		<p>CROSSROADS OF TEMPE 325 W. ELLIOT ROAD TEMPE, AZ 85281</p> <p>PROJECT DATA</p> <p>Project Name: CROSSROADS OF TEMPE Client: ACRICOON, LC. Architect: ACRICOON, LC. Address: 325 W. ELLIOT ROAD, TEMPE, AZ 85281 City: TEMPE, State: AZ Zip: 85281 Phone: 480.894.1111 Fax: 480.894.1112 E-mail: info@acricoona.com Web: www.acricoona.com</p> <p>PROJECT TEAM</p> <p>CLIENT / DEVELOPER: Acricoon, L.C. 325 W. Elliot Road Tempe, AZ 85281 Phone: 480.894.1111 Fax: 480.894.1112 E-mail: info@acricoona.com Web: www.acricoona.com</p> <p>ARCHITECT: Acricoon, L.C. 325 W. Elliot Road Tempe, AZ 85281 Phone: 480.894.1111 Fax: 480.894.1112 E-mail: info@acricoona.com Web: www.acricoona.com</p> <p>GENERAL CONTRACTOR: Acricoon, L.C. 325 W. Elliot Road Tempe, AZ 85281 Phone: 480.894.1111 Fax: 480.894.1112 E-mail: info@acricoona.com Web: www.acricoona.com</p> <p>ELECTRICAL ENGINEER: Acricoon, L.C. 325 W. 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APR 21 2003

AO

66F-2003-36

24 PROJECT DATA

18 SITE PLAN

AMENDED GENERAL PLAN OF DEVELOPMENT AND A FINAL PLAN OF DEVELOPMENT FOR LOT 1 CROSSROADS OF TEMPE

A PORTION OF THE NORTHWEST QUARTER, SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

FLOOD ZONE

The subject land lies within Flood Zone "C", and is located on the left bank of the Salt River. The elevation of the subject land is approximately 1,785 feet above sea level.

REGULATORY FLOODPLAIN: The area upstream and downstream of the Salt River between the city limits and the confluence of the Salt and Gila Rivers is designated as a regulatory floodplain. Floodwaters from the Salt River may rise to a height of 19 feet above the 100-year flood elevation. Floodwaters from the Gila River may rise to a height of 17 feet above the 100-year flood elevation. The area between the Salt River and the Gila River is designated as a regulatory floodplain.

REGULATORY FLOODPLAIN MAP: The map shows the boundaries of the regulatory floodplain. The boundary is approximately 1,760 feet upstream and 1,810 feet downstream of the subject land.

REGULATORY FLOODPLAIN ELEVATION: The elevation of the regulatory floodplain is approximately 1,785 feet above sea level.

GENERAL NOTE:

The subject land is located in a flood zone, and is subject to flooding during periods of heavy rainfall. It is important to take appropriate measures to prevent damage to structures and property in the event of flooding.

ZONING:

The subject land is currently zoned C-1 (Commercial).

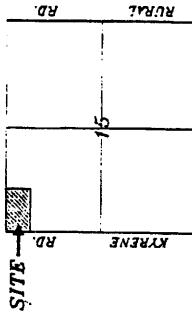
PROJECT DATA

CROSSROADS OF TEMPE

Elliott and Ryan Road (Burding A)

322 W. ELLIOTT ROAD, SUITE 100
TEMPE, ARIZONA 85281

WILLIAM L. HALL
ARCELIA L. HALL
ELLEN M. HALL
TOMMY A. HALL
HALL & ASSOCIATES
INC., SURVEYORS
AND LAND PLANNERS



VICINITY
ENGINEER

EVANS, KUHN & ASSOCIATES,
INC., SURVEYORS
AND LAND PLANNERS
172 E. BURDING ROAD, SUITE 225
PHOENIX, ARIZONA 85014
(602) 241-0178

BASIS OF BEARING

CONDITIONS OF APPROVAL (SGF-99-82)

APPROVED EAST ALONG THE MAIN LINE OF SECTION 16, TOWNSHIP 1, SOUTH, RANGE 4 EAST, GILA AND SALT RIVER, ON THE SITES OF THE GILA AND SALT RIVER MEETING, MARICOPA COUNTY, ARIZONA.

OWNER/ DEVELOPER

ROBERT J. TAYLOR
ATTORNEY AND CONSULTANT, INC.

LEGAL DESCRIPTION

A portion of the northwest corner of Section 16, Township 1, South, Range 4 East, Maricopa County, Arizona, more particularly described as follows:

1. The Northwest corner of Section 16, Township 1, South, Range 4 East, Maricopa County, Arizona, bounded on the West by the Salt River, Arizona, a tributary of the Colorado River, and on the North by the boundaries of the subject property.
2. The boundaries of the subject property as shown on the plat of Survey No. 1800, recorded in Book 142, page 115, in the Maricopa County Recorder's Office, Phoenix, Arizona.

APPROVALS

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THE STATE OF ARIZONA

APPROVAL	DATE	TYPE	APPROVING OFFICIAL
APPROVED BY THE CITY OF TEMPE, CITY COUNCIL OF THE STATE OF ARIZONA	10/16/05	SIGNATURE	ROBERT J. TAYLOR ATTORNEY AND CONSULTANT, INC.
NIGHT PLATE	10/16/05	SIGNATURE	ROBERT J. TAYLOR ATTORNEY AND CONSULTANT, INC.
PERMIT TO BURROW	10/16/05	SIGNATURE	ROBERT J. TAYLOR ATTORNEY AND CONSULTANT, INC.
NOTICE OF NON-CONSTRUCTION	10/16/05	SIGNATURE	ROBERT J. TAYLOR ATTORNEY AND CONSULTANT, INC.
NO CONSTRUCTION	10/16/05	SIGNATURE	ROBERT J. TAYLOR ATTORNEY AND CONSULTANT, INC.

PROJECT DATA

DESCRIPTION	UNFT	LOT 1	LOT 2	LOT 3	LOT 4	TOTAL
HIGHWAY	14.94*	1.6380	1.6380	2.0460	2.0460	15.1514
STREET	14.9"	\$1,781	\$1,781	\$1,660	\$1,660	152,481
WATER						1,000*
SEWER						600
POWER						600
TELECOM						600
INTERNET						600
GAS						600
ROOFING						600
STRUCTURE						600
LANDSCAPE						600
WATER FEATURES						600
SWIMMING POOL						600
OTHER						600
TOTAL						133,365

CROSSROADS OF TEMPE

EVANS, KUHN & ASSOCIATES,
INC., SURVEYORS
AND LAND PLANNERS
172 E. BURDING ROAD, SUITE 225
PHOENIX, ARIZONA 85014
(602) 241-0178

C-1

